

# June 2004

**Click on the desired View Agenda or View Speakers List  
for detailed information.  
(\*The Speakers List is available at 3:30pm on the day of the meeting.)**

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
		1	2 No Planning Commission Meeting	3 Planning Commission Meeting <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	4	5
6	7 Board of Supervisors Meeting	8	9 No Planning Commission Meeting	10 No Planning Commission Meeting	11 Fairfax Fair	12 Fairfax Fair
13 Fairfax Fair	14	15	16 Planning Commission Meeting <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	17 No Planning Commission Meeting	18	19
20	21 Board of Supervisors Meeting	22	23 No Planning Commission Meeting	24 Planning Commission Meeting <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	25	26
27	28	29	30			
		<p><b>Planning Commission Meetings are held in the Board Auditorium of the Government Center Building at 12000 Government Center Parkway.</b></p> <p><b>All Planning Commission Meetings for the month of June will begin at 8:15 pm.</b></p>				

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

### Thursday, June 3, 2004

Posted: 2/25/04  
Finalized: 6/4/04

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

#### ITEMS SCHEDULED FOR DECISION ONLY

None scheduled.

#### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2004-MA-003 (Moved from 6/16/04)	Loehmann's Plaza Limited Partnership	K. Shields	D/O to 6/24/04
Subdivision Ordinance Amendments – shared utility easements and (Commissioner Frost Wilson) preliminary plan approval times		J. Freidman	D/O to 6/16/04
PCA/FDPA 80-P-039-8 (Deferred from 5/13/04)	Beazer Homes Corp.	C. Belgin	P/H to 6/24/04
RZ/FDP 2003-MV-059 (Moved from 5/27/04)	Anastasios and Anna Grypeos	C. Lewis	D/O to 6/24/04
PCA 84-L-020-21 & FDPA 84-L-020-2-12 & PCA 84-L-020-22 (Deferred from 5/27/04)	Wal-mart Real Estate Business Trust	P. Braham	D/O to 7/14/04
RZ/FDP 2003-MV-060 (Deferred from 4/7/04)	D. R. Horton, Inc.	C. Belgin	P/H to 7/29/04

#### ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA 84-L-020-20 & FDPA 84-L-020-2-11 (Moved from 4/14/04)	Apple Federal Credit Union & Kohl's Department Stores, Inc.	L. Shulenberg	P/H to 9/23/04
RZ 2003-LE-041 (Moved from 4/14/04)	Sung Soo Kim, Lai-Foong Goh, and Sung Won Kim	L. Shulenberg	P/H Deferred Indefinitely
RZ/FDP 2003-HM-046 & PCA 2000-HM-044 & PCA 77-C-098-5 & PCA 80-C-028-7 (Moved from 4/29/04)	TST Woodland L.L.C.	W. Mayland	P/H to 7/28/04

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, June 3, 2004**

Posted: 2/25/04  
Finalized: 6/4/04

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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- 7:30 p.m.** The School Facilities Committee (joint with School Board members) met in the Board Conference Room to continue agenda topic discussions.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

None scheduled.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**COUNTYWIDE**

**SUBDIVISION ORDINANCE AMENDMENTS** - Amendments to Chapter 101 (Subdivision Ordinance) of The Code of the County of Fairfax, Virginia. The proposed amendments address issues related to the creation of shared utility easements and review times for subdivision plats and plans. The proposed amendments to § 101-2-2 and § 101-2-5 of the Subdivision Ordinance incorporate provisions for the conveyance of shared easements to franchised cable television operators furnishing cable television and public service corporations furnishing cable television, gas, telephone and electric service to proposed subdivisions and that the easements be conveyed by reference on the final plat to a declaration of the terms and conditions of such common easements recorded in local land records in accordance with § 15.2-2241 of the *Code of Virginia*. The proposed amendments to § 101-2-3, § 101-2-4, and § 101-2-5 of the Subdivision Ordinance require that any plat or plan that has been previously disapproved be acted upon within 45 days of its resubmission in accordance with § 15.2-2259 of the *Code of Virginia*.

**LEE DISTRICT**

**PCA 84-L-020-22 - WAL-MART REAL ESTATE BUSINESS TRUST** - Appl. to amend the proffers for a portion of the land rezoned pursuant to RZ 84-L-020 and previously approved as open space for mixed use development to permit site modifications. Located N. of King Center Dr., W. of Sir Viceroy Dr. on approx. 30,492 sq. ft. of land zoned I-4. Comp. Plan Rec: Mixed Use. Tax Map 91-2 ((1)) 32B pt. (Concurrent with PCA 84-L-020-21 and FDPA 84-L-020-02-12.)

**PCA 84-L-020-21/FDPA 84-L-020-02-12 - WAL-MART REAL ESTATE BUSINESS TRUST** - Appls. to amend the proffers and final development plan for a portion of the land rezoned pursuant to RZ 84-L-020 and previously approved for mixed use development to permit building additions and site modifications with a Floor Area Ratio (FAR) of 0.22 within the application property. Located in the S.W. quadrant of Kingstowne Blvd. and Sir Viceroy Dr. on approx. 14.12 ac. of land zoned PDC. Comp. Plan Rec: mixed use. Tax Map 91-2 ((1)) 32B pt. (Concurrent with PCA 84-L-020-22.)

# **FAIRFAX COUNTY PLANNING COMMISSION DETAILED MEETING AGENDA**

**Thursday, June 3, 2004**

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## **MASON DISTRICT**

**SE 2004-MA-003 - LOEHMANN'S PLAZA LIMITED PARTNERSHIP** - Appl. under Sect. 9-612 of the Zoning Ordinance to permit a waiver of open space requirements. Located at 7249 Arlington Blvd. on approx. 17.76 ac. of land zoned C-6. Tax Map 50-3 ((1)) 5 and 5A pt.

## **MOUNT VERNON DISTRICT**

**RZ 2003-MV-059/FDP 2003-MV-059 - ANASTASIOS AND ANNA GRYPEOS** - Appls. to rezone from C-8, R-3, CRD and HC to PRM, CRD and HC to permit mixed use development overall Floor Area Ratio (FAR) of 0.76 (19.51 du/ac), approval of the conceptual and final development plans and a waiver of the minimum district size. Located E. of Richmond Hwy., S. of East Lee Ave. and N. of Preston Ave. on approx. 1.23 ac. of land. Comp. Plan Rec: Comp. Plan. Rec: Office/Retail up to 0.30 FAR with options for Office/Retail up to 0.50 FAR and Mixed Use up to 0.80 FAR. Mt. Vernon District. Tax Map 93-1 ((18)) (D) 117, 126, 130 pt. and 138.

**FAIRFAX COUNTY PLANNING COMMISSION**  
**AGENDA/SPEAKERS LIST**  
**Thursday, June 3, 2004**

*Posted: 6/3/04*  
*Finalized: 6/4/04*

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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**DEFERRALS:** PCA 80-P-039-08/FDPA 80-P-039-08 - BEAZER HOMES CORP. - P/H to 6/24/04

RZ 2003-MV-060/FDP 2003-MV-060 - D.R. HORTON, INC. - P/H to 7/29/04

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**PUBLIC HEARINGS:**

SUBDIVISION ORDINANCE AMENDMENTS (Shared Utility Easements) (Wilson)

NO SPEAKERS

PCA 84-L-020-22 - WAL-MART REAL ESTATE BUSINESS TRUST  
PCA 84-L-020-21 - WAL-MART REAL ESTATE BUSINESS TRUST  
FDPA 84-L-020-02-12 - WAL-MART REAL ESTATE BUSINESS TRUST

NO SPEAKERS

SE 2004-MA-003 - LOEHMANN'S PLAZA LIMITED PARTNERSHIP

1. Carl Hedrick  
3203 Korte Court  
Falls Church, VA 22042

RZ 2003-MV-059/FDP 2003-MV-059 - ANASTASIOS AND ANNA GRYPEOS

1. Ahamed Noor  
3007 Preston Avenue  
Alexandria, VA 22326
2. Christopher Lavergne  
7002 Memorial Heights Drive  
Alexandria, VA 22306
3. Susan Crowe  
2920 Popkins Lane  
Alexandria, VA 22306
4. Steve Gnassi  
7000 Memorial Heights Drive  
Alexandria, VA 22306

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

Wednesday, June 16, 2004

Posted: 2/13/04  
Finalized: 6/17/04

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

### FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-D04-20	Fairfax Co. Park Authority – Spring Hill Park		Approved
FS-S04-37 (9501 Old Burke Lake Rd.)	Cingular Wireless	W. Hagan	Approved
FS-V04-25 (8915 Hooes Rd.)	Omnipoint (T-Mobile)	W. Hagan	Approved

### ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2003-DR-063 & SE 2003-DR-039 & PCA 95-D-040 (D/O Deferred from 5/27/04)	St. John's Catholic Church	P. Braham	D/O to 6/24/04
RZ/FDP 2003-MV-045 (P/H on 5/27/04)	National Capital Land & Development, Inc.	L. Shulenberger	D/O to 7/14/04
RZ 2003-PR-013 & RZ 2003-PR-026 & PCA 76-P-118 (P/H on 5/27/04)	JCE, Inc. & Elm Street Development	C. Belgin	D/O Deferred Indefinitely
Subdivision Ordinance Amendments – shared utility easements and (Commissioner Frost Wilson) preliminary plan approval times (P/H on 6/3/04)		J. Freidman	Recommend Approval

### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
AR 95-S-001 (Moved from 5/20/04)	John T. Kincheloe	T. Swagler	P/H to 7/14/04
Zoning Ordinance Amendment – off-street parking (Commissioner Hart)		J. Reale	Recommend Approval
SE 2004-MV-001 & 2232-V04-2 (Moved from 5/20/04)	Washington DC SMSA Ltd Partnership d/b/a Verizon Wireless	A. Shriber	P/H to 7/15/04
SE 2003-LE-028 & SE 2003-LE-029 & SE 2003-LE-031 (Deferred from 5/6/04)	Silvio Diana	C. Lewis	P/H to 10/7/04
SE 2004-MV-010 (Moved from 6/24/04)	Jerry L. Winchester and Fairfax County Board of Supervisors	C. Belgin	Recommend Approval
RZ 2003-PR-054 & SE 2003-PR-030 (Deferred from 4/29/04)	Ourisman Bethesda, Inc.	C. Lewis	P/H to 7/29/04

### ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2004-MA-003	Loehmann's Plaza Limited Partnership	K. Shields	P/H to 6/3/04
RZ 2004-SP-002 & SE 2003-SP-002	Sam H. and Song H. Chung	T. Swagler	P/H Deferred Indefinitely
RZ 2004-SP-004 & PCA 88-S-097-3	Random Hills Investment, LLC	W. Mayland	P/H to 9/9/04

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, June 16, 2004**

Posted: 6/2/04  
Finalized: 6/17/04

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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**8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

**COUNTYWIDE**

**SUBDIVISION ORDINANCE AMENDMENTS** - Amendments to Chapter 101 (Subdivision Ordinance) of The Code of the County of Fairfax, Virginia. The proposed amendments address issues related to the creation of shared utility easements and review times for subdivision plats and plans. The proposed amendments to § 101-2-2 and § 101-2-5 of the Subdivision Ordinance incorporate provisions for the conveyance of shared easements to franchised cable television operators furnishing cable television and public service corporations furnishing cable television, gas, telephone and electric service to proposed subdivisions and that the easements be conveyed by reference on the final plat to a declaration of the terms and conditions of such common easements recorded in local land records in accordance with § 15.2-2241 of the *Code of Virginia*. The proposed amendments to § 101-2-3, § 101-2-4, and § 101-2-5 of the Subdivision Ordinance require that any plat or plan that has been previously disapproved be acted upon within 45 days of its resubmission in accordance with § 15.2-2259 of the *Code of Virginia*.

**MOUNT VERNON DISTRICT**

**RZ 2003-MV-045/FDP 2003-MV-045 - NATIONAL CAPITAL LAND & DEVELOPMENT INC.** - Appl. to rezone from R-1 to PDH-5 to permit residential development at a density of 4.02 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located between Richmond Hwy. and Cranford St., S. of the intersection of Richmond Hwy. and Gunston Cove Rd. on approx. 6.21 ac. of land. Comp. Plan Rec: 4-5 du/ac. Tax Map 113-2 ((1)) 20, 21 and 21A.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**COUNTYWIDE**

**ZONING ORDINANCE AMENDMENT (OFF STREET PARKING)** - To amend Chapter 112 as follows: Clarifies that the 10 foot setback requirement between off-street parking spaces and the front lot line does not apply to single family attached or detached dwellings and allows the Board of Supervisors, in conjunction with the approval of a rezoning or special exception application, to waive the 10 foot setback requirement at the same time as waiving or modifying the 10 foot wide peripheral parking lot landscaping requirement.

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA**

**Wednesday, June 16, 2004**

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**MOUNT VERNON DISTRICT**

**SE 2004-MV-010 – JERRY L. WINCHESTER AND FAIRFAX COUNTY BOARD OF SUPERVISORS** - Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses in a floodplain. Located at 6430 Fourteenth St. on approx. 7,000 sq. ft. of land zoned R-3. Tax Map 93-2 ((8)) (10) 31 and 32.



**FAIRFAX COUNTY PLANNING COMMISSION**  
**AGENDA/SPEAKERS LIST**  
**Wednesday, June 16, 2004**

*Posted: 6/16/04*  
*Finalized: 6/17/04*

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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**DECISIONS ONLY:**

SUBDIVISION ORDINANCE AMENDMENTS (Shared Utility Easements) (P/H on 6/3/04) (Hart)

**DEFERRALS:**

RZ 2003-MV-045 - NATIONAL CAPITAL LAND & DEVELOPMENT INC. (P/H on 5/27/04) – D/O to 7/14/04  
FDP 2003-MV-045 - NATIONAL CAPITAL LAND & DEVELOPMENT INC. - " " "

RZ 2003-PR-026 - ELM STREET DEVELOPMENT (P/H on 5/27/04) - Defer D/O indefinitely  
PCA 76-P-118 - ELM STREET DEVELOPMENT - " " " "  
RZ 2003-PR-013 - JCE, INC. - " " " "

RZ 2003-DR-063 - ST. JOHN CATHOLIC CHURCH (P/H on 4/21/04) - D/O to 6/24/04  
PCA 95-D-040 - ST. JOHN CATHOLIC CHURCH - " " "  
SE 2003-DR-039 - ST. JOHN CATHOLIC CHURCH - " " "

RZ 2003-PR-054 - OURISMAN BETHESDA, INC. - P/H to 7/29/04  
SE 2003-PR-030 - OURISMAN BETHESDA, INC. - " " "

SE 2004-MV-001 - WASHINGTON DC SMSA LIMITED PARTNERSHIP dba VERIZON - P/H to 7/15/04  
2232-V04-2 - WASHINGTON DC SMSA LIMITED PARTNERSHIP dba VERIZON - " " "

AR 95-S-001 - JOHN T. KINCHELOE - P/H to 7/14/04

SE 2003-LE-031 - SILVIO DIANA - P/H to 10/07/04  
SE 2003-LE-028 - SILVIO DIANA - " " "  
SE 2003-LE-029 - SILVIO DIANA - " " "

**FEATURES SHOWN:**

FS-D04-20 - Fairfax Co. Park Authority, Spring Hill Park, 1239 Spring Hill Rd. (Deadline 8/2/04)  
FS-S04-37 – Cingular Wireless, 9501 Old Burke Lake Road (Deadline 8/9/04)  
FS-V04-25 - Omnipoint (T-Mobile), Fairfax Co. Park Authority, 8915 Hooes Rd. (Deadline 8/19/04)

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**PUBLIC HEARINGS:**

ZONING ORDINANCE AMENDMENT (OFF STREET PARKING) (Hart)

NO SPEAKERS

SE 2004-MV-010 – JERRY L. WINCHESTER AND FAIRFAX COUNTY BOARD OF SUPERVISORS

NO SPEAKERS

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

### Thursday, June 24, 2004

Posted: 2/25/04  
Finalized: 6/25/04

<p style="text-align: center;"><b>KEY</b> P/H – Public Hearing D/O – Decision Only</p>
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Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

#### FEATURE SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-P04-39 (11250 Waples Mill Rd.)	Omnipoint (T-Mobile)	W. Hagan	Approved

#### ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2004-MA-003 (P/H on 6/3/04)	Loehmann's Plaza Limited Partnership	K. Shields	Recommend Approval
RZ/FDP 2003-MV-059 (P/H on 6/3/04)	Anastasios and Anna Grypeos	C. Lewis	D/O to 7/21/04
RZ 2003-DR-063 & SE 2003-DR-039 & PCA 95-D-040 (P/H on 6/16/04)	St. John's Catholic Church	P. Braham	Recommend Approval

#### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2003-MV-034 (Moved from 3/25/04)	National Capital Land & Development, Inc.	M.A. Godfrey	D/O to 7/14/04
SE 2004-DR-004	Shoreh H. Armani	C. Lewis	Recommend Approval
PCA 87-C-060-11 & FDPA 87-C-060-17-2 (Moved from 5/5/04)	Batman/McNair Associates, L.P.	W. Mayland	Recommend Approval Approved
Zoning Ordinance Amendment – Sully Historic District (Moved from 5/27/04)		D. Pesto	Recommend Approval
SE 2004-MV-009	John F. Kelly and Fairfax County Board of Supervisors	C. Belgin	Recommend Approval
SE-01-MV-005 (Moved from 5/27/04)	William A. Kinder	L. Johnson	D/O to 7/15/04
PCA/FDPA 80-P-039-8 (Deferred from 6/3/04)	Beazer Homes Corp.	C. Belgin	D/O to 7/14/04

#### ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Zoning Ordinance Amendment – PDH changes (Commissioner Alcorn)		D. Johnson-Quinn	P/H to 7/29/04
SE 2004-MV-010	Jerry L. Winchester and Fairfax County Board of Supervisors	C. Belgin	P/H to 6/16/04
FDPA 74-4-005	McShay Homes LLC	P. Braham	P/H to 11/4/04
RZ/FDP 2003-DR-049 (Moved from 5/27/04)	Rosewood Building & Development, L.L.C.	L. Shulenberger	P/H to 9/30/04
S04-I-B1 (Mason)	Out of Turn Plan Amendment	C. Johnson	P/H Deferred Indefinitely

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, June 24, 2004**

*Posted: 6/9/04*  
*Finalized: 6/25/04*

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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**8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

**DRANESVILLE DISTRICT**

**RZ 2003-DR-063 - THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (ST. JOHN CATHOLIC CHURCH)** - Appl. to rezone from R-1 and R-2 to R-2 to permit building additions and site modifications to an existing place of worship with a private school of general education with an overall Floor Area Ratio (FAR) of 0.15. Located at 6422 Linway Ter. and 1608 Carlin La on approx. 12.55 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 31-3 ((1)) 25B, 25C, 27A and 31B. (Concurrent with SE 2003-DR-039 and PCA 95-D-040.)

**PCA 95-D-040 - THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (ST. JOHN CATHOLIC CHURCH)** - Appl. to amend the proffers for RZ 95-D-040 previously approved for a convent and residential development to permit a reduction in land area to allow incorporation into RZ 2003-DR-063. Located on the W. side of Carlin La. approximately 400 ft. N. of its intersection with Linway Ter. on approx. 1.20 ac. of land zoned R-2. Comp. Plan Rec: 2-3 du/ac. Tax Map 31-3 ((1)) 27A. (Concurrent with RZ 2003-DR-063 and SE 2003-DR-039.)

**SE 2003-DR-039 - THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (ST. JOHN CATHOLIC CHURCH)** - Appl. under Sect. 3-204 of the Zoning Ordinance to permit building additions and site modifications to an existing place of worship with a private school of general education. Located at 6422 Linway Ter. and 1608 Carlin La. on approx. 12.55 ac. of land zoned R-2. Dranesville District. Tax Map 31-3 ((1)) 25B, 25C, 27A and 31B. (Concurrent with RZ 2003-DR-063 and PCA 95-D-040.)

**MASON DISTRICT**

**SE 2004-MA-003 - LOEHMANN'S PLAZA LIMITED PARTNERSHIP** - Appl. under Sect. 9-612 of the Zoning Ordinance to permit a waiver of open space requirements. Located at 7249 Arlington Blvd. on approx. 17.76 ac. of land zoned C-6. Tax Map 50-3 ((1)) 5 and 5A pt.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**COUNTYWIDE**

**ZONING ORDINANCE AMENDMENT (SULLY HISTORIC OVERLAY DISTRICT)** - to Chapter 112 as follows: Amend the Sully Historic Overlay District to: (1) permit single family attached and multiple family dwelling units; (2) clarify that in residential developments commercial uses are limited to those uses permitted by right, special permit, special exception or as either an accessory service use or home occupation use; (3) clarify that all uses permitted by right, special permit or special exception in the I-4 District are permitted; and (4) permit an increase in maximum allowable building height, as defined in the Zoning Ordinance, from 35 up to 60 feet and establish a maximum actual building height of up to 65 feet from grade to the highest point on any building with special exception approval by the Board of Supervisors.

**DRANESVILLE DISTRICT**

**SE 2004-DR-004 - SHOREH H. ARMANI** - Appl. under Sect. 3-304 of the Zoning Ordinance to permit office use in a residential district. Located at 1580 Chain Bridge Rd. on approx. 19,500 sq. ft. of land zoned R-3, CRD and SC. Tax Map 30-4 ((2)) (6) 46.

**HUNTER MILL DISTRICT**

**PCA 87-C-060-11/ FDPA 87-C-060-17-2 - BATMAN/MCNAIR ASSOCIATES, L.P.** - Appl. to amend the proffers and final development plan for RZ 87-C-060 approved for residential development to permit modifications to the storm water management ponds. Located on the N. and S. sides of Coppermine Rd. approximately 600 ft. E. of McNair Farms Dr. on approx. 10.13 ac. of land zoned PDH-16. Comp. Plan Rec: Mixed Use. Tax Map 16-3 ((1)) 35H pt., 35J pt. and 37A pt. 16-3 ((9)) (6) B1 pt. 25-1 ((1)) 3J pt., 25-1 ((20)) (2) C pt. and 25-1 ((20)) (6) A pt.

**MOUNT VERNON DISTRICT**

**SE 2004-MV-009 - JOHN F. KELLY & FAIRFAX COUNTY BOARD OF SUPERVISORS** - Appls. under Sect. 2-904 of the Zoning Ordinance for uses in a floodplain to permit replacement of an existing dwelling. Located at 6423 Thirteenth St. on approx 14,000 sq. ft. of land zoned R-3. Tax Map 93-2 ((8)) (27) 1.

**RZ 2003-MV-034/ FDP 2003-MV-034 - NATIONAL CAPITAL LAND & DEVELOPMENT, INC.** - Appl from R-1 to PDH-8 to permit residential development at a density of 5.44 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located N. of Gunston Cove Rd., approx. 600 ft. W. of its intersection with Richmond Hwy. on approx. 8.70 ac. of land. Comp. Plan Rec: 8-12 du/ac. Tax Map 107-4 ((1)) 59, 113-2 ((1)) 3A and 3B.

**MOUNT VERNON DISTRICT (cont.)**

**SE 01-V-005 - WILLIAM A. KINDER** - Appl. under Sect. 2-904 of the Zoning Ordinance for uses in the floodplain to permit existing fill, retaining walls and other structures to remain in the floodplain and to permit additional land disturbing activity. Located at 7905, 7907 and 7909 Candlewood Dr. on approx. 37,500 sq. ft. of land zoned R-3. Tax Map 102-1 ((21)) 1 – 3. Also, under the Board's consideration will be the applicant's request for an exception under Section 118-6-9 of Chapter 118 (Chesapeake Bay Preservation Ordinance) of the Code of the County of Fairfax to permit encroachments within the Resource Protection Area.

**PROVIDENCE DISTRICT**

**PCA 80-P-039-08/FDPA 80-P-039-08 - BEAZER HOMES CORP.** – Appl. to amend the proffers and final development plan for RZ 80-P-039 previously approved for 305,500 sq. ft. of office development at an FAR of 0.70 to permit conversion to residential development at an FAR of 0.70. Located on the W. side of Nutley St. approximately 400 ft. N. of Lee Hwy. on approx. 10.00 ac. of land zoned PDC and HC. Comp. Plan Rec: Mixed Use. Tax Map 48-4 ((1)) 58.

**FAIRFAX COUNTY PLANNING COMMISSION**  
**AGENDA/SPEAKERS LIST**  
**Thursday, June 24, 2004**

Posted: 6/24/04  
Finalized: 6/25/04

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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**DECISIONS ONLY:**

SE 2004-MA-003 - LOEHMANN'S PLAZA LIMITED PARTNERSHIP (P/H on 6/3/04)

RZ 2003-DR-063 - ST. JOHN CATHOLIC CHURCH (P/H on 4/21/04)

PCA 95-D-040 - ST. JOHN CATHOLIC CHURCH - " " "

SE 2003-DR-039 - ST. JOHN CATHOLIC CHURCH - " " "

**DEFERRAL:**

RZ 2003-MV-059/FDP 2003-MV-059 - ANASTASIOS & ANNA GRYPEOS (P/H on 6/3/04) - to 7/21/04

**FEATURE SHOWN:**

FS-P04-39 - Omnipoint (T-Mobile), 11250 Waples Mill Road, (Deadline 8/15/04)

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**PUBLIC HEARINGS:**

ZONING ORDINANCE AMENDMENT (SULLY HISTORIC OVERLAY DISTRICT) (Hart)

1. Frank McDermott, Esquire  
Hunton and Williams

PCA 87-C-060-11 - BATMAN/MCNAIR ASSOCIATES, L.P.  
FDPA 87-C-060-17-2 - BATMAN/MCNAIR ASSOCIATES, L.P.

No Speakers

SE 2004-MV-009 - JOHN F. KELLY & FAIRFAX COUNTY BOARD OF SUPERVISORS

No Speakers

SE 01-V-005 - WILLIAM A. KINDER

1. Robert Wheeler  
7917 Candlewood Drive  
Alexandria, VA 22306

RZ/FDP 2003-MV-034 - NATIONAL CAPITAL LAND

1. Michele Orosz  
9662 Potters Hill Circle  
Lorton, VA 22079
2. William Jackson  
9676 Potters Hill Circle  
Lorton, VA 22079
3. Richard Cooper  
9723 G. C. Road  
Lorton, VA 22079

**FAIRFAX COUNTY PLANNING COMMISSION**  
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RZ/FDP 2003-MV-034 - NATIONAL CAPITAL LAND (continued)

4. Martin Schirmacher  
South County Federation  
9534 Third Place  
Lorton, VA 22079
5. Gloria Bannister  
Vice President of Gunston Square HOA  
9660 Eaton Woods Place  
Lorton, VA 22079
6. Diane Neely  
9634 Potters Hill Circle  
Lorton, VA 22079
7. Stephen Stallings  
9721 Marion Place  
Lorton, VA 22079

SE 2004-DR-004 - SHOREH H. ARMANI

No Speakers

PCA 80-P-039-08- BEAZER HOMES CORP.  
FDPA 80-P-039-08 - BEAZER HOMES CORP.

1. Alexandra Simpson  
Hunters Branch Townhome HOA  
9353 Deer Glen Court  
Fairfax, VA 22031
2. John Osten  
Hunters Branch Partners, LLC